



## SECTION 68

# Neighborhood Pattern & Building Design

### 68.0 PURPOSE

*As vacant land in Old Saybrook approaches “build-out,” there is a need to guide market investment in re-“growth” that honors the integrity of neighborhood patterns by harmonizing with the varied composition of the town. Buildings in most neighborhoods in Old Saybrook are relatively small, built at a human scale and relative to one another functionally, whether commercial, residential, or mixed-use. While these existing relationships identify the town, there are methods to maintain and strengthen the Town’s unique and historic identity as infill and redevelopment occurs. New, large-format uses especially require forethought in layout and design – in context with existing surroundings and for long-term adaptability to future changes in use.*

See Preamble to Article VI  
Town-wide Design Standards  
for use of illustrative  
photographs, images and  
other graphics.

### 68.1 NEIGHBORHOOD PATTERN

Any new development or any redevelopment, excluding any *single-family* residential use on a lot, will not only reinforce the desirable pattern of the existing neighborhood but will also complement and enhance through the following guiding principles:

#### 68.1.1 Guiding Principles

- A. **Implementation of town plans.** Old Saybrook plans for use of the town’s land in corresponding strategies – the first being long-range planning via implementation of the Plan of Conservation & Development and its supplements (Sidewalk Plan, Coastal Management Plan, *Open Space* Stewardship Plan, etc.), which is “proactive” to municipal needs, and the second being current planning via regulation of property owners’ site-specific initiatives, which is “reactive” to market forces. *Integrated master planning funnels top-level, consensus-based goals, supported by a series of policies that reflect time-tested preferences in practice, into a specific set of action items – municipal improvements, programs, standards – which are then implemented by measurable or verifiable criteria for decision-making.*



review for consistency with Town plans



view of Lynde and Saybrook Points



neighbors to The Back River



Saybrook Junction and Estuary Transit District

### Wastewater Management District

The WPCA reviews any necessary installation, upgrade or replacement of a septic system within any portion of the Wastewater Management District (WWMD) as designated by the Town and the Connecticut Department of Environmental Protection pursuant to Conn. Gen. Stats. §7-247.

Therefore, in any development, it is incumbent upon both the Town and the applicant to honor years of hard work by elected and appointed leaders to effectively articulate “Old Saybrook” as a place in an effort to comprehensively protect the integrity of its built and natural environments.

- B. Sustainable development.** Old Saybrook maintains a framework of smart growth principles inherent to its overall comprehensive plan of zoning. *Such opportunity for sustainable development protects and enhances the overall health, natural environment, and quality of life of the community.* Therefore, in any development, both the neighborhood pattern and building design should result in efficient use, reuse and recycling of resources, including energy, water and construction materials.
- C. Compact development.** Old Saybrook has diverse density of development much of which is compact due to the natural resources surrounding many cottages or small houses on smaller *building lots, planned residential developments, open space subdivisions*, as well as apartments that are accessory to existing *single-family homes*. *Compact development results in more efficient use of land, reduced dependency on vehicles for travel, and lower costs of providing public infrastructure and services.* Therefore, in any development, similar density of development should conserve natural resources and incorporate a variety of building forms including multifamily buildings, and mixed-use development.
- D. Multiple modes of transportation.** Old Saybrook is one of several “hubs” of transportation along the shoreline. *Multiple modes of transportation provide an interconnected network of circulation systems that facilitate walking, bicycling and driving.* Therefore, in any development, streets should be designed to establish a satisfactory level of service for vehicular travel, and promote the safe and efficient use of alternative transportation modes.
- E. Existing infrastructure.** Old Saybrook is a town where adaptive reuse and renovation of existing *buildings* is celebrated and new construction is increasingly complementary to the traditional architectural form of *buildings* in town. *Existing infrastructure – utilities, transportation access and suitable community facilities – makes a neighborhood suitable for infill, redevelopment or rejuvenation.* Therefore, in any development, new development should emphasize the conservation of building or groups of buildings that have architectural or





historical significance, or are listed within public plans or policy documents as contributing to Old Saybrook.

- F. **Neighborhood gateways.** Areas of Old Saybrook reflect its progression from early settlement to colony to town with subsequent eras of development locally known as individual beach communities, *districts*, subdivisions and developments. *The initial visual impression of any neighborhood is important to articulate a sense of place but also to reinforce the sense of belonging to a larger identity of community identity.* Therefore, in any development, a prominent, attractive gateway should be an organizing principle to identify a neighborhood or to transition between unlike areas.



- G. **Mix of uses.** Old Saybrook is most dynamic at those focal points where *dwelling units* exist above, adjacent to or within walking distance of commercial *uses*, such as shops or offices. *Mixed uses create alternatives in housing types and sizes or accommodate households of a broad range of ages, sizes, incomes and physical abilities.* Therefore, in any development, mixed uses should also complement residential land uses in design and scale.

See: **Section 33** Restricted Business B-3 *District*, **Section 53** Home Occupation in a *dwelling unit* or Professional office in a *dwelling unit*, **Section 54** Incentive Housing Zone, or **Section 56** *Open Space Subdivision*.

- H. **Human scale.** Old Saybrook is based around a town center and a series of neighborhoods where residential, commercial and civic *buildings* or *open spaces* in close proximity to one another encourage people to walk among the various destinations. *Development designed for the human scale takes into account the relationship between the dimensions of the human body and the proportion of traveled ways, public spaces and buildings.* Therefore, in any development, the height of buildings, the design of street lights or signs, the materials for sidewalks or other features should be based on creating an inviting environment for the pedestrian at street level.

Elaborately detail a corner building to fulfill an otherwise unspoken, but well-understood, responsibility to contribute something remarkable to Old Saybrook.



second-story windows sized for future residences



street trees and street-side area





open space boundary markers

In areas with mixed visual surroundings, design *buildings* to help define, unify and contribute positively to desirable visual context.

When designing a *façade*, create window sill lines and sign lines as if extending the same from the neighboring *building* onto the *façade* of the new *building*.



Set new *buildings* right on the sidewalk in the town center or a *pedestrian* node of the Boston Post Road.



- I. **Connection to the landscape.** Old Saybrook has a well-dispersed series of natural, recreational, cultural and civic spaces that not only support social and community interaction but really put the town “on the map.” *Open spaces and landscaping should continue to be arranged in such a way as to act as a unifying element among buildings, roads, pathways and outdoor places.* Therefore, in any development, smaller landscaped areas and pocket parks should be integrated throughout the development with an emphasis on functionality – giving opportunity to experience one’s natural surroundings – and not simply aesthetic appeal.

## 68.1.2 Harmony in Scale, Massing and Organization

- ☐ Does the improvement relate to the human scale?

The *Commission* will consider the essential and traditional elements of that portion of the streetscape or neighborhood in which it seeks to harmonize the scale, massing or organization of a new *building*, addition or renovation of an existing *building*.

- A. **Height.** The *height* of any *building* or *structure* will be as allowed within each *district*.

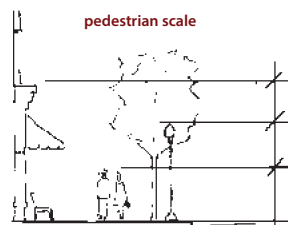


no harmony in height

Infill *buildings* in the town center or at *pedestrian* nodes along the Boston Post Road should reflect the *height* of *buildings* in the neighborhood to avoid creating a gap in the streetscape of more than five feet (5') in *height*, whether by being constructed to the same height as an adjacent *building* or by use of complementary horizontal design elements. Elsewhere, the *height* of new *buildings* should be within one (1) story of the *height* of adjacent *buildings*.

- \*B. **Building Setback.** No *building* or *structure* will extend within less than the minimum distances of any *street* line, *rear* property line, other property line or Residence *District* boundary line as specified in the *district*, subject to the following exceptions and additional limitations:

1. **Maximum setback.** To the extent possible within the current minimum for the streetline *setback*, the main *façade* of any new principal *structure* will be located at a depth of no more than five feet (5') of the depth of the main *façade* of the principal *structures* on adjacent properties.



pedestrian scale





A new principal *structure* may be set back inconsistent from neighboring principal *structures* if the *streetline* setback area is to be used for a well-landscaped public space or if the distance of the main façades of the neighboring *structures* are set back greater than ten feet (10') from each other, in which case the main façade of the new *structure* will be no more than ten feet (10') from the minimum *streetline* setback.

Where greater front setbacks are approved, design elements such as a wall, fencing or landscaping of a minimum *height* of three (3) feet should be used to reinforce the *street line*.

2. **Setback for building, structure and parking in pedestrian node.** In any *pedestrian node*, the *Commission* may allow, or may require, that any non-residential use or mixed-use *building* or *structure* be set back:

From <i>Street Line</i>	10 feet
From <i>Rear Property Line</i>	10 feet
From Other Property Line	10 feet
Minor Accessory <i>Building</i> or <i>Structure</i>	10 feet
Projections into <i>Setbacks</i>	1 1/2 feet

Any parking area *will* be located at least ten feet (10') farther from the *street* line than that portion of the principal *building* that is closest to the *street*.

- \*3. **Additional setback.** In any *district*, any portion of a *building* or other *structure*, which portion exceeds thirty-five feet (35') in *height*, *will* be *setback* from any *street line*, property line or Residence *District* boundary line by an additional two feet (2') for each foot or fraction thereof by which the portion exceeds thirty-five feet (35') in *height*, unless otherwise specified.

4. **[Reserved]**

Within the *pedestrian node*, do not locate a parking area or access driveway to, or connecting parking areas between, a non-residential *building* and the *street line*.

In applying this section, consider:

- the Plan of Conservation & Development
- any supplemental Town-sponsored corridor study
- the width of the *street* right-of-way
- the distance between proposed improvements and the paved portion of the *street*
- the location of other physical features, such as existing *sidewalks*, trees, landscaping or above-ground utility line
- sight-line distances



Face the finished or "good side" of a *fence*, wall or terrace toward the adjoining properties or the *street*.

Consider a gate in a *fence* or stone wall between properties so that children and neighbors can visit each other in the yard.

Seek a permit to construct a storage shed as a “permanent” minor accessory structure.



shed beside Plum Bank Creek

- \*5. **Railroad.** In Business, Marine or Industrial *Districts*, no *setback* is required from the right-of-way of a railroad.
- \*6. **Fence, wall or terrace.** *Setback* distances *will* not apply to a *fence* or wall seven feet (7') or less in *height* nor to a retaining of less than seven feet (7') in *height* that is not classified as a *shoreline flood and erosion control structure* nor to an unroofed terrace; but no *fence*, wall or terrace *will* be located within the right-of-way of any *street*.
- \*7. **Sign.** Certain permitted *signs*, as specified in Section 62, may extend within lesser distances of a property or *street line*.
- \*8. **Minor Accessory structure in a residence district.**  
In a Residence *District*, an unattached *accessory structure* that is twenty feet (20') or less in *height* and four hundred square feet (400 s.f.) or less in *gross floor area* may meet the lesser *setback* requirement for minor *accessory structures* as specified in the *district*.  
  
Any minor *accessory structure* that is ten feet (10') in *height* or less and one hundred twenty square feet (120 s.f.) or less in *gross floor area* located on a *lot* less than twelve thousand five hundred square feet (12,500 s.f.) may reduce the rear or other property line *setbacks* for minor *accessory structures* by one half (1/2).
- \*9. **Special setback from tidal wetlands.** No *building*, *structure*, patio, *deck* or platform or filling or grading or excavation is permitted within fifty feet (50') of a *tidal wetland*, except:
  - a. Construction, filling, grading or excavation when associated with the installation of a Health Code compliant septic system when no other suitable land is available. Fill *will* not exceed the absolute minimum required to meet the Health Code.



- b. The minimum amount of filling or grading permissible to meet minimum *Building Code* requirements for frost protection when:
  - (1) A foundation is adjacent to the special *setback*;
  - (2) A variance is obtained to encroach within the *setback*.
  - (3) A *structure* is elevated to meet the Flood Plain Management Ordinance of the Town.
- c. Residential docks when constructed solely for access to the water.
- d. *Buildings* or *structures* used in association with a permitted *use* in the MI *District* approved by the *Commission* as a Special Exception.
- e. *Uses* customary or incidental to the *use* or enjoyment of property that typically do not require a Certificate of Zoning Compliance or require minimal or no anchoring to the land, including, but not limited to, bird house, clothesline, mailbox or play equipment.
- f. *Uses* customary and incidental to public recreation or environmental protection.
- g. Maintenance of public roads or drainage systems.
- h. Vertical expansion, modifications or additions above a pre-existing legally *non-conforming structure* located within the fifty-feet (50') of a *tidal wetland* when excavation/grading is not required and the existing *structure* remains intact and is not rebuilt.



Harvey's Beach



view from Founders Memorial Park



Conservation or preserve *open space* for other functions – ecosystem, aesthetics, economics or public health and safety – pursuant to these regulations.

Exclude any commercial active recreational *use* or private area associated with any individual *dwelling unit* from the calculation for the area to be permanently dedicated as *open space*, including any *driveway*, parking, or accessory facility or area.

Be purposeful in accommodating outdoor space for public gatherings, small crowds, festivities, bonfires, fairs, block parties, etc.

Landscape the entrance road or drive to any major development with an approach that accommodates multiple users and distinguishes the property as a destination.

Avoid gated areas or enclaves other than for campuses where used for security purposes.

Place identification and directional “way-finding” signage, an interesting interpretive “education station” or site furniture, such as a bench, trash receptacle or lighting of the pathway or parking.

## Sidewalk Plan

Old Saybrook considers a “complete street” as more than a place through which people pass – the movement is an occasion to stay awhile and interact with others.

### 68.1.3 Outdoor space

- ☐ Is permanent access to abundant light, air and views somewhere nearby?
- ☐ Is the outdoor space designed as comfortable and welcoming to attract and retain visitors?
- ☐ Are conservation areas identified to encourage awareness, stewardship and a local “sense of place”?
- ☐ Do public spaces include as many seating opportunities as possible?
- ☐ Can residents, patrons and visitors monitor and control the areas around their homes and places of work to deter criminals and to reduce crime?

Outdoor space, whether public or private in ownership, is a type of *open space* that ranges in scale and design, as deemed appropriate by the *Commission*, for the active or passive *use* for which it is intended. Methods of fulfilling this requirement include but are not limited to:

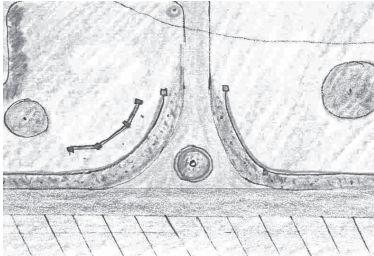
A. **Public, common or shared place.** Any development proposed to create a new neighborhood or significantly contribute to the pattern of an existing neighborhood, including an *Incentive Housing Development*, *open space* subdivision, *planned residential development* or *two-family dwelling*, will provide public, common or shared *open space* as required by these regulations for recreation, leisure, socializing or interfacing with mixed uses. The area of any series of *open spaces* on any property will average at least one-half (1/2) acre in size.

1. **Boulevard.** Any development located along U.S. Route 1, including that portion terminating at Ferry Point, will contribute to the overall scheme of a tree-lined canopy over either side of the connector strip, including the pedestrian and bicycle corridor; the boulevard runs between a series of intersections identified as *pedestrian nodes* and surrounded by higher density *mixed-use development* and green outdoor spaces.
2. **Access or circulation drive.** Designate all residential drives as available for public *use* and not gated.
3. **Sidewalk or path.** Any development may make use of its proximity to a public *sidewalk* or its own on-site paths to create an outdoor space by



bumping out a space of not less than eighteen square feet (18 s.f.) on either side of the *walkway* such as for a bench or picnic table.

4. **Park or green.** Any development further than one-quarter ( $\frac{1}{4}$ ) mile from an existing *park*, green, square or plaza may provide or allocate adequate space of at least seventy-five hundred square feet (7,500 s.f.) in area with a maximum width of seventy feet (70') and a minimum length of one hundred fifty feet (150') for the same purpose.



5. **Playfield or sports field.** Any development further than a one-half ( $\frac{1}{2}$ ) mile from an existing facility or more than one-quarter ( $\frac{1}{4}$ ) mile from a recreation center, gym or *park* with outdoor active recreational facilities may provide or allocate at least one (1) acre in size for the same purpose.
6. **Tot lot or play area.** Any development, other than an age-restricted development, further than one (1) mile from an existing playground may provide or allocate adequate space of at least seventy-five hundred square feet (7,500 s.f.) in area for the same purpose.
7. **Coastal access.** Any development within the coastal boundary, other than a single-family residential *use* on a *lot*, proposing a non-water dependant use *will* mitigate that consequential adverse impact on future water dependent development opportunities or activities by providing or allocating meaningful public



Use a rectangular shape in creating a plaza or green such that one can recognize the face of a person entering from the other side; extend the other dimensions such that a loud voice can just barely be heard.

To the extent possible, keep outdoor space to the south of the *building* with which it correlates; avoid a band of shade between the *building* and sunny part of the outdoors.

Design active *open space* facilities in a manner to adapt to each *use* at different times of the day or year, and install durable, vandal-resistant and low maintenance equipment.

Use low walls, *fences* or dense plantings as a visual boundary for areas intended for *families* without visually secluding the space from a *sidewalk* or other shared spaces so that there is a sense of safety.



#### Connecticut Coastal Management Act

The responsibility lies with the Zoning Commission, Planning Commission and Zoning Board of Appeals to uphold the policies of giving high priority and preference to *uses* and facilities that are dependent upon proximity to the water or the shorelands immediately adjacent to marine and tidal waters.

Make access to *open spaces* easy with on or near site parking, *walkways* through the site or connections to public *sidewalks*, and gentle slopes.

Provide *fencing*, watering systems, soil or garden bed enhancements, secure storage shed, and pedestrian access.

Capture any opportunity to provide a comprehensive view from which to reassess the shape and scope of the surroundings.

Sufficiently separate a contemplative space away from privacy conscious neighbors, dogs, industrial activities or other noise or visual distractions.

Create a progression of landscape thresholds that people pass through to gradually reveal the features of a site.

Create walls with *fences*, sitting walls, screens, hedges or the exterior walls of the *building* itself.



balcony at Eden Harbor

Build each private outdoor space with enough enclosure to take on the feeling and comfort of a private room even though it is open to the sky or only partially roofed.

Separate public and private outdoor space via plantings, *fences* or adequate space between public and private activity areas.



access in a strip of land along the water's edge with amenities sufficient to access the water, such as a fishing pier, transient boat slip, car-top boat ramp, open-air kayak, canoe or dinghy rack, or scenic overlook, as determined appropriate by the *Commission* or the Zoning Board of Appeals.

8. **Community garden.** Any development may provide or allocate growing space, such as a neighborhood farm or community garden, where sufficient solar access exists, and related facilities, such as a greenhouse, on the basis of no less than ten (10) square feet of growing space per *dwelling unit*.

Greenhouses are prohibited from front yard areas that face a street.

9. **Scenic overlook.** Any development with access to vistas of particular note, whether a man-made townscape, natural resource or a point of interaction between, may provide or allocate an area or series of areas sufficient to give residents, visitors or patrons an opportunity to view from a public, common or shared area.
10. **Landmark or sacred site.** Any development encompassing any geographic area or sequence of spaces that is locally known as a place, landmark or site of some cultural distinction to be preserved may provide or allocate sufficient adequate outdoor space and make appropriate improvements to promote its public meaning.

- B. **Private area.** In any *Incentive housing development*, *open space* subdivision, *planned residential development*, *mixed-use development* or *two-family dwelling*, a private area for each *dwelling unit* will be dedicated as deemed appropriate by the *Commission*. Any

balcony, porch, patio or terrace should be at least six feet (6') deep and, wherever possible, partially recessed into the façade of the *building* for privacy.





- 68.1.4 **Facilities for Community Amenities.** In any *incentive housing development, open space subdivision, planned residential development, mixed-use development* or *two-family dwelling*, facilities for on-site amenities *will* be grouped as a central feature and organized as mutually supportive in accommodating similar functions, social patterns or hours of *use*.

Comparable amenities within one-quarter (1/4) mile of any organized area of activity may be substituted for provision on-site if pedestrian paths between *uses* are made as direct as possible.

1. **Community building.** A community *building* may be dedicated for public, common or shared *uses*, including but not limited to, laundry, social gathering, maintenance, meeting room, kitchen or craft room, on the basis of no less than fifteen square feet (15 s.f.) per *dwelling unit* or commercial *use* as deemed appropriate by the *Commission*.
2. **Information station.** One (1) free-standing kiosk or covered bulletin board of no more than six square feet (6 more than forty-eight square feet (48 s.f.) total of all sides may be installed within fifteen feet (15') of any grouping of on-site shared amenities listed in this section.
3. **Mailboxes.** Mailboxes may be unobtrusively centralized in an outdoor location so as to be handicap accessible, convenient for residents or protected from the weather yet accessible to the mail service and large enough to accommodate receipt of packages.
4. **Storage.** Provision for attached, sheltered, secured storage, such as a detached shed, automobile garage or utility closet, for each *dwelling unit* *will* be provided and *setback* from property lines in accordance with these regulations. Any *in-building* secondary storage facility in a multi-*family* development *will* be made handicapped accessible.
5. **Garbage, trash compactor or recycling.** Any dumpster or large bin to remain outside for garbage collection or recycling *will* be in a permanent location on a concrete pad with enclosures suitable to screen it from view.

Locate service areas, such loading, delivery, trash compaction, etc., away from the entry or private outdoor space for the residential component of a *mixed-use development*.

Include backs and arms on outdoor seating for the elderly, and place as observation points of activity.

Design all amenities for safety, handicapped accessibility, ease of supervision and proximity to other shared spaces.



Consider providing handicapped accessibility and protection from weather for mailbox holders.

Anticipate the need for retailers to bring outdoor display materials into the store for the night without blocking emergency access ways.

Use the north or shady side of a *building* to keep the car, garbage, storage, shed or interior parts of a *building* that do well without sunlight.

Use outdoor illumination for safety, security, convenience and comfort of human habitat without interfering with the reasonable enjoyment of adjacent properties, the viability of the environment or the neighborhood.

Maintain a:

**“dark zone”**  
for a *park* or rural setting;

**“low zone”**  
for a residential area;

**“medium zone”**  
for a commercial, industrial or high-density residential area

**“high zone”**  
for public facilities and high activity uses

\*See also: [Section 61 Performance Standards](#).

Operate exterior luminaires for public or shared space via photocell controls; for private space, operate by interior switches.

See also: [Section 62 Access, Circulation, Parking and Loading](#) and [Section 63 Signs](#).

6. **Utilities.** Utility lines, such as for gas, sewer, electric, cable or fiber-optics, *will* be located underground, except as otherwise required by FEMA, fire or *building* codes, and should be metered separately for each residential *dwelling* or commercial tenant unit.

## 68.1.5 Outdoor illumination

- ☐ Does the operation plan incorporate on-going energy conservation measures?
- ☐ Does the site lighting avoid interference with surrounding habitat?
- ☐ Are wall-mounted emergency egress lights recessed and shielded?
- ☐ Are the security lights motion-sensitive? On a timer? Using a photo-cell?
- ☐ Lights extinguished after business hours?

Exterior lighting of *building* façades, points of access/ egress, landscape features, pathways or vehicular drives via site or *building*-mounted luminaires *will* be designed and maintained to be consistent in performance and uniform in quality.

- A. **Maximum illuminance density.** Exterior lighting should produce a maximum illuminance density at the edge of each “zone” of no more than:

horizontal & vertical footcandles

<b>Dark</b> ( <i>park</i> or rural setting)	0.01 fc max
<b>Low</b> (residential area)	0.10 fc max
<b>Medium</b> (commercial, industrial, high density residential)	0.20 fc max
<b>High</b> (public facilities and high use activities)	0.60 fc max

1. **Natural habitat.** The maximum lighting power density *will* be that of a dark zone within fifty-foot (50′) of any *tidal wetland* or tributary of the Connecticut River or within one hundred feet (100′) of an *inland wetland* or *watercourse*. Light poles may be located at that distance from the resources as long as neither the horizontal nor the vertical cast of the light spills toward the resource.
2. **Public, shared or common space.** The maximum lighting power density of any zone above that is required for exterior lighting in shared or common portions of any development may be reduced for safety and comfort to no more than



eighty percent (80%) for site illumination, such as for pathways or vehicular drives or fifty percent (50%) for illumination of *building* façades or landscape features.

B. **Site illumination** All exterior luminaires for site illumination *will* be down-cast with full cut-off shields/shrouds directed inward toward the site and away from oncoming motorists.

1. **Floodlight.** Floodlights from *buildings* to locations on-site *will* be directed inward from the property line towards that portion of the site needing illumination. Flood lighting of private property from a luminaire mounted on a utility pole is prohibited.
2. **Pathway.** A luminaire mounted on a light pole, bollard or fixture of no more than fourteen feet (14') along any pedestrian *sidewalk, walkway* or path may be other than a cut-off fixture if the light source is shielded.
3. **Sports or outdoor recreation.** A court for tennis or other outdoor paddle sports may be illuminated no later than one (1) hour after the end of activities; seasonal use of municipal ice-skating or miniature golf may be illuminated no later than eleven (11 P.M.). Illumination of an athletic field is permitted by Special Exemption *Use* and subject to Section 53 Special Standards.
4. **Outdoor display area.** Illumination of display area of exterior sales or special activity at a temporary event with a termination date and time as approved by the *Commission*.

### C. Building Illumination

1. **Façade.** The façade of a *building, structure* or monument may be illuminated in a single color designated at the time of application. The *Commission* may permit outdoor illumination of any non-residential *building* by Special Exception only.

Exterior illumination of any landscape feature or the façade of any non-residential or mixed-use *building will* be extinguished before eleven in the evening (11 P.M.).

Down cast, shield and direct light inward from the property boundary.

#### United States Flag Code

Observe the universal custom to display the flag only from sunrise to sunset and on a stationary flagstaff in the open; however, when a patriotic effect is desired, the flag may be displayed twenty-four hours a day if properly illuminated during the hours of darkness.

Avoid the poorly-placed and limitless glare of utility-pole mounted security lights especially found in commercial areas.

Engage a practical low-end brightness for holiday/seasonal lighting while being mindful of light spillage passing over property lines.

Install motion sensitive devices on security lights for energy conservation.

Avoid a "wall pack" wherever possible other than a shielded safety light at egress service doors.

Consider installing non-reflective window tint to reduce interior light spill outward and energy costs of cooling solar gain in summer months.



2. **Canopy.** Luminaires or fixtures under any commercial or industrial canopy (e.g. gas station), portico, porte cochere or other overhead *structure* (e.g., *drive-through window*) *will* be recessed and shielded such that the source of any light is not visible from outside the property line.
3. **Wall.** Non-shielded wall-mounted fixtures are prohibited on any *building* except for a temporary event with a termination date and time as approved by the *Commission*.
- 4 **Interior.** Interior illumination of operations or activity in non-residential *structures will* be reduced sufficiently to appear closed for business within one (1) hour of closing or after-hours business activity, such as re-stocking, excluding twenty-four (24) hour commercial *uses*.

### 68.2 BUILDING DESIGN

- ☐ Does the architecture maintain a balanced relationship between prominent natural land features, prevailing vegetation patterns and adjacent land *use* development with regard to organization, and visibility?
- ☐ Are the patterns and the architectural features of the development compatible with the visual appearance of the surrounding *buildings*?
- ☐ Are advertising iconic images or motifs on *buildings* or *signs* minimized so as to not detract from the coherent and distinctive identity of Old Saybrook?

The architectural plans for any new construction, addition or renovation of an existing development will harmonize with the neighborhood, to transition between unlike areas, to protect property values and to preserve and enhance the appearance and beauty of the community.

\* *Single-family dwellings* that are not a part of any *Incentive housing development, open space subdivision* or *planned residential development* are exempt from this section of the regulations.





### 68.2.1 Building Type

In accommodating the use for which it is constructed, design of a *building* or *structure* will take into account the context of the types of *buildings* that define the surrounding neighborhood, as well as the long-term adaptability of its configuration for growth or for different *uses* also permissible in the *district*.

Standardized *buildings* or *structures* that identify the owner or occupant by a trademarked architectural style are regulated pursuant to Section 3 *Signs*.

Proposals for new *building* construction that use a particular historical style should utilize accurate elements of that style.

Harmonize *buildings* and operations of franchise businesses with surrounding architectural styles.



single-family residential



duplex / two-family residential or accessory apartment



townhouse



mixed-use



commercial



multi-family residential



marine



institutional



industrial



*Buildings and structures* that are historic (50 or more years old), or that contribute to the history of the Town, will be preserved, restored, and adaptively re-used where possible, including integrating such *buildings* into new construction; retaining them in visually prominent locations with new construction to the rear of the historic *structure*; or, as a last resort, moving the historic *buildings or structures* to a visually prominent location on the site with new construction in a less visible location.

Use materials appropriate to the *building's* style:



Use wood as the time-honored tradition of shoreline *structures* whether as siding or trim materials – shiplap, shingle, clapboard or board and batten.

Construct institutional uses of brick in the town center; full-size brick veneer is preferable to brick tile.



Mortar a masonry veneer and use bullnose pieces to give the appearance of structural masonry.

Wrap masonry around corners; terminate only at an interior corner to transition materials.

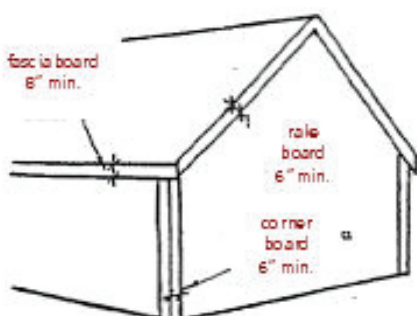
## 68.2.2 Exterior Materials

- ☐ Do the building materials provide visual interest or texture to the *building*?
- ☐ Is the life cycle of existing building stock extended, resources conserved, waste reduced or environmental impacts of material manufacturing and transport eliminated by using recycled or salvaged materials?
- ☐ Is the reuse of a historic building encouraged to preserve its historic materials and appearance?

The *Commission* may require exterior materials that complement and enhance those already common to the neighborhood; exterior materials should be consistent across a majority of the entire exterior of a *building*.







Rake and corner boards *will* be a minimum nominal width of six inches (6"); fascia trims, eight inches (8").



Use stone and stone veneers as a special material for wall panels or sills in combination with other materials.



Use tile, stucco or metal wall surfaces sparingly as they are not typical building materials in Old Saybrook but may be acceptable for small *buildings* or limited areas of larger *buildings*.

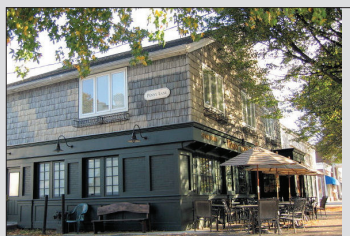
Avoid synthetic siding materials unless detailed in a manner of traditional siding (corner board, rakes, fascia, etc.)

Detail any poured-in-place or pre-cast concrete as a basic building material or finished with special consideration in formwork, pigments or aggregates that can create rich surfaces to be compatible with surrounding *buildings*.

#### Trim & Details

With approval of the *Commission*, modify the width of trim detail on new or exterior alterations to be compatible with surrounding architecture.

## 68.2.4 Façade



Evoke the rhythm of historic shop fronts or mixed-use town center, add visual interest, and maintain the pedestrian scale of the streetscape.

Carry windows, wall panels, pilasters, *building* bays and storefronts across otherwise windowless walls to relieve blank, uninteresting surfaces.

Articulate side and rear facades in a manner compatible with the design of the foremost façade.

Though literal symmetry is not necessary, a general balance between façade elements is harmonious to the eye.

- ☐ Are windows and doors balanced in their placement on the façade?
- ☐ Is the façade embellished in such a way as to make new development compatible with the surrounding architectural context
- ☐ Is the façade of the large *building* articulated to reflect and reinforce the architectural rhythm of traditional, smaller *buildings* in the neighborhood?

A new *building*, addition or renovation of an existing *structure* will reflect or reinforce the proportions, rhythm or attention to detailing established by the façades of *structures* on lots with two hundred feet (200').

- A. **Articulations in façade.** Any *building* façade visible from a street, adjacent property, publicly-owned land or designated common area, such as a parking area will be designed to have interruptions in the walls of the *building* to avoid the appearance of a flat uninterrupted façade. Interruptions in a façade may include changes in wall plane, surface ornamentation, porches, awnings or other treatments in addition to windows and doors. The requirement for a *building* to articulate a façade does not exempt a project from meeting roof articulation requirements or any other regulations outlined in Section 68.

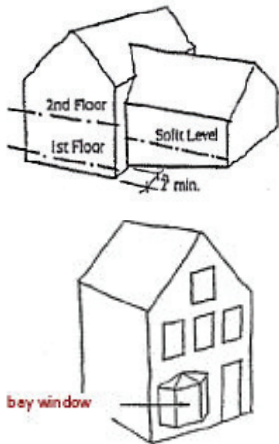


1. **Façades with a wall greater than eighty feet (80')** will be designed to include recesses/bays or additional *building* elements such as porches. A recess in a wall will have a minimum depth of two feet (2') for every thirty feet (30') of wall with a maximum of forty percent (40%) in length per recess. A two foot (2') difference in wall plane is required when a wall segment reaches forty feet (40') in length.
2. **Façades with a wall length between forty feet (40') and eighty feet (80')** will be designed to include additional architectural elements along the walls of the *building* such as changes in wall plane, porches, awnings or similar treatments.
3. **Façades with a wall length of less than forty feet (40')** will be designed to include detailed minor architectural elements that are designed into or attached to walls of the *building* such as surface ornamentation or similar treatments in addition to windows and doors.





B. **Recesses in façade.** Recesses *will* be a minimum of two feet (2') feet deep. Between full *stories*, there *will* be no change of floor level without a minimum two-foot (2') change in the façade.



\*C. **Projections into setback.** Pilasters, belt courses, sills, cornices, marquees, canopies, gutters, overhangs, awnings, eaves, similar architectural features or open fire escapes may project into an area required for *setback* from a *street line*, property line or Residence *District* boundary line as specified for the *district*.



Arcades should not reduce the *sidewalk* width to less than four feet (4').



Across *building* frontage, incorporate recessed entries; recessed or projecting bays; expression of architectural or structural modules and detail; or variations, such as surface relief, expressed joints and details, color and texture.

Maintain bay windows, porticos, porches or historical façade projections as subordinate in proportion to the size of the façade.

Balconies and bay windows are encouraged.



Whenever on-site paths run along the edge of a *building*, use an overhang, awning, canopy, etc. to shade or shelter pedestrians or use continuous arcades, pergolas, etc. to connect *buildings* to one another.

Include windows, doors or other signs of human occupancy on any side of a *building* that has frontage on a *sidewalk* or street.

Affix a front porch or balcony to enhance architectural interest and create an opportunity to visit for both pedestrians and occupants.

Where *buildings* adjoin in a commercial or mixed-use setting, consider creating or maintaining a visual distinction between upper and lower floors of multi-story *buildings*.

Secondary entrances located on rear alleys or parking lots are encouraged.

Avoid creating façades in which the second or third story overhangs the first story.

In order to modulate its scale, separate the base, middle, and top, of a multi-story *building* by articulating with cornices, string cornices, step-backs or other features.

D. **Street-level story.** Exposed foundation walls *will* be minimized. The sill of any window on a *building* intended for residential *use* should be at least five feet (5') above the street or at a *height* high enough to be private. Where a *building* is set behind the front *lot* line on other than a narrow street, an unenclosed porch may encroach into the required front yard by one-half (1/2) the required *setback* distance.

E. **Upper stories.** For *buildings* or *structures* greater than one and one-half (1 1/2) *stories* in *height*, a strong horizontal treatment (e.g., cornice line or frieze) *will* occur at the first story. Divisions of ground and upper floors *will* be consistent across a *building* frontage.

Wherever feasible, upper-level offices or apartments *will* be accessible from functional entries on the *sidewalk*.







## 68.2.5 Entry

All principal *building* entrances *will* be oriented toward and visible from the street or provide direct access to *sidewalks* or pathways.

- A. **Functioning entry.** Each principal *building* or each individual *building* occupant on the street side of any *building* will be provided with a public entrance or a shared public entrance vestibule on the street side of the *building* or on the side of the *building* readily accessible by pedestrians from public *sidewalks* along the street.

No principal *building* or individual *building* occupant should have its only functioning public entrance located farther than three hundred feet (300') from the *street line*, measured along the route of pedestrian access from the *street* sidewalk.

- B. **Transition space.** A development may transition the entry from the street or a parking area to the front door of any *dwelling unit* or group of front doors by recessing the space or locating it along the side of the *building*.



Give the main entrance of a *building* a bold, visible shape that stands out at a point where it can be seen immediately from the main avenues of approach.

Secondary back entries or entrances from courtyards that face the street are encouraged to supplement the principal functioning entry.

Wherever possible, maintain "visibility" by handicapped persons and a defensible field of visibility.

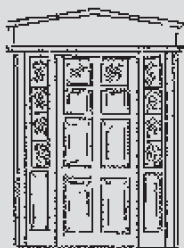
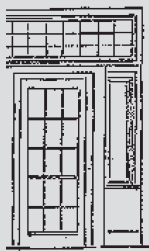
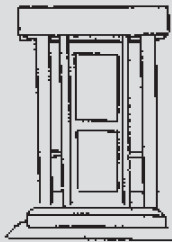
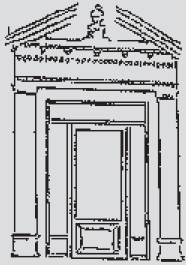
Mark any transition space along any path that connects street and entrance through a transition space with a gateway or a change in direction, surface, grade or view.

One-story porches of any size are encouraged, including entry porches, full front porches or wrap-around porches.

Doorways to upper floors will be visually separated from street-level shop entries, and doorway location and design should seek to minimize confusion.



C. **Entry style.** Doors *will* be common to the neighborhood.







## 68.2.6 Window

- ☐ Are the *building's* outdoor spaces made safe by overlooking windows?
- ☐ Do all exterior walls have windows, especially if they face the street or any public or semi-public space?

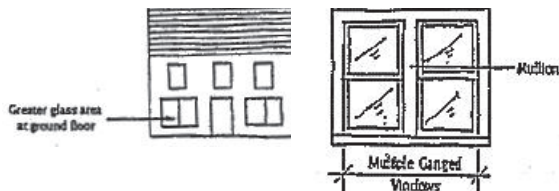
A. **Window placement.** Windows should be inset a minimum of three (3) inches from any masonry wall surface to add visual relief to the wall.



B. **Window ratio of façade.**

1. No less than twelve percent (12%) and no more than thirty-five percent (35%) glass area *will* be employed on the foremost front-facing façade of a *building*.
2. Generally, accrue no more glass at upper floors than at the ground floor.
3. No more than thirty-five percent (35%) glass area *will* be employed on other façades.

C. **Window trim.** All windows and doors *will* be framed with a minimum casing width of three-and-a-half inches (3½").



Align windows vertically on the top and bottom floors.

Measure glass area per façade as inclusive of muntin and sash, but exclusive of casings.

Windows on upper floors should not be larger than windows on the first floor.



Singly-cased windows are encouraged; multiple ganged window configurations are acceptable.

Avoid sliding glass doors or reflective glass, and continuous strip windows without major vertical divisions on front *building* façades.

Maintain a human scale.

On the upper floor of any *building*, place operable double-hung, casement, awning or pivot windows, or a combination of any two types.



Break the expanse of main floor display windows with muntins.

Maintain the aspect ratio of the window panes proportionate to the dimensions of the window itself.

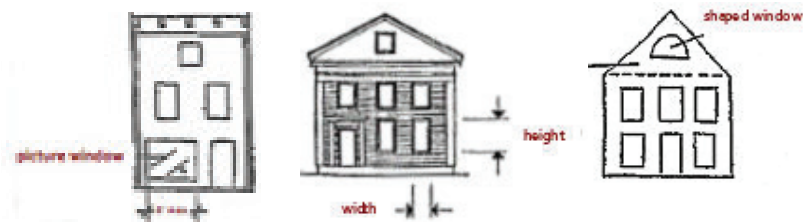
In general, all windows should be taller than they are wide. This is true of windows on the first as well as upper floors.

### D. Window width.

1. On the entry levels of commercial *uses*, windows *will* be no greater than six feet (6') wide.
2. Avoid windows wider than three feet (3') in residential, upper stories of mixed-use *buildings* or transitional settings.

### E. Window size.

1. Except on storefronts, windows *will* be vertical in proportions ranging from a 1:2 to a 3:5 ratio of width to *height*.
2. Shaped windows and windows of a 1:1 ratio are acceptable within the triangle created by converging floor planes and at decorative entries and where combined in a Palladian configuration.
3. Elliptical “eyebrow” windows of a 1.5:1 to 3:1 ratio range are acceptable just below the roof eaves.

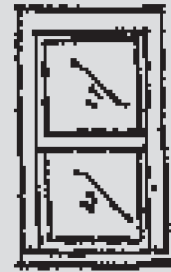




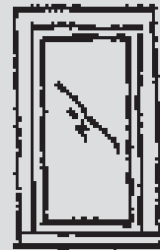


F. **Window style.** Windows *will* be common to the neighborhood and consistent across a majority of the entire exterior of a *building*.

Use windows appropriate to the *building's* style:



double-hung



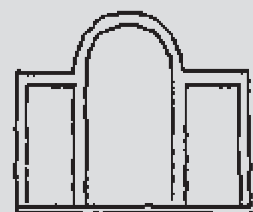
casement



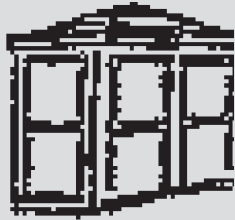
half-round



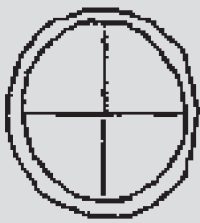
elliptical



Palladian



bay



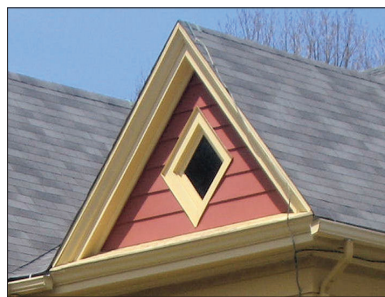
round



square



other

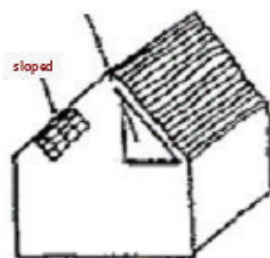


triangular

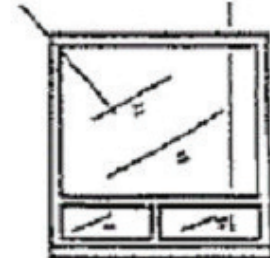


picture

awning



sloped



Avoid triangular, sloped, picture or picture / awning combination windows.



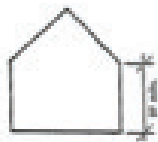


## 68.2.7 Roof

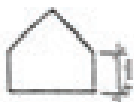
- ☐ Does rehabilitation of any existing *building* identify, retain and preserve the roof or the functional or decorative features that define the overall historical character of the *building*?
- ☐ Are additions to existing *buildings*, such as for residential, office or storage space; elevator housing; *decks* or terraces; dormers or skylights, located so as to not damage or obscure architectural-defining features of the *building's* roof?
- ☐ Can mechanical and service equipment, such as air conditioning, transformers or solar collectors, be located so as to be inconspicuous from the public right-of-way or adjacent properties?

### A. Roof eave.

1. A maximum two-story eave *height* is encouraged and should compare to those within 200' of the *lot*. The first floor level of a two-story *façade* *will* not exceed a *height* of four feet (4') above the grade at the *street* face of a *building*.
2. The roof eave on a main roof *will* be a minimum of ten feet (10') above the grade at the *building* front entry.



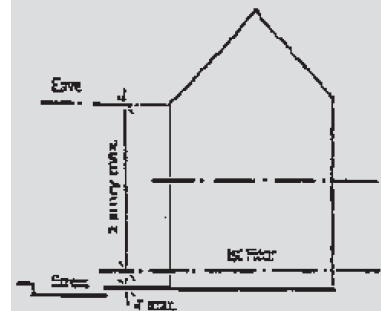
Habitable



Non-habitable

The main roof of non-habitable accessory *buildings*, such as pump houses and tool sheds, *will* be a minimum of four feet (4') above grade.

3. Mechanical equipment, including metal chimneys and elevator penthouses at grade, attached to, or on the roof of a *building* *will* be screened from view from *streets* or adjacent properties or *will* be integrated into the overall design of the *building* by use of materials, placement, roof shape or form or by other means.
4. Any *building* or *structure* more than forty feet (40') in length *will* vary its roof line at the eaves a minimum of one foot (1') at intervals averaging no more than thirty feet (30').



Retain story *heights* within the range of those in surrounding *buildings*.

Two-story mixed-use *buildings* are encouraged.

Shield heating, ventilation or air-conditioning equipment so as not to be visible from the *street*.



## B. Roof detailing.

- ☐ Are the roof features consistent with the period styling of the building?

Add dormers, lanterns, turrets, eave breaks or skylights in proportion to the overall size of a roof.



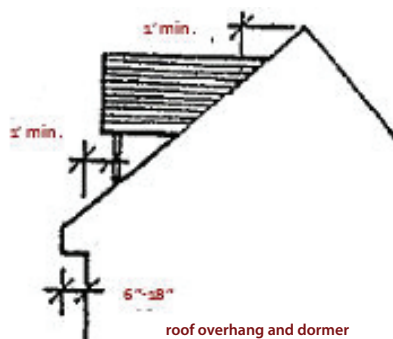
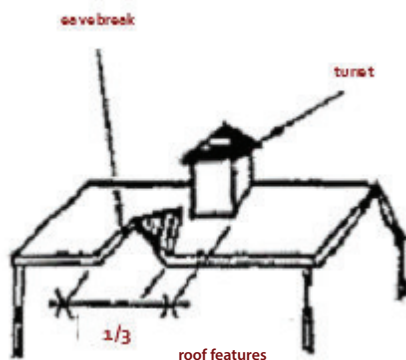
The roof pitch of a gable dormer should match the roof pitch of the primary roof.



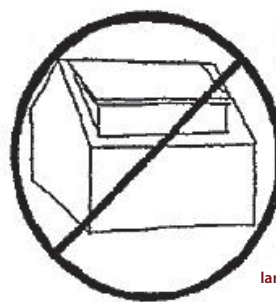
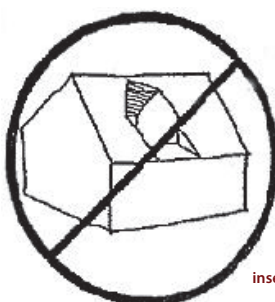
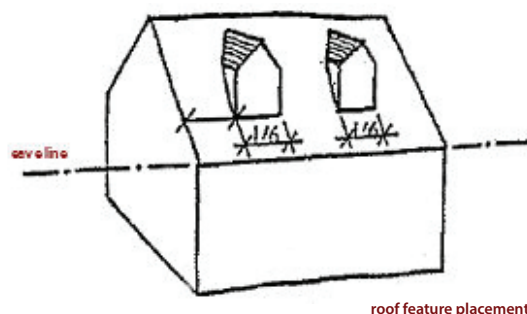
The face of a dormer should be minimal in height and made up mostly of window area.



Avoid a shed dormer that is inset or envelops the primary roof slope.



1. Roof features cumulatively may interrupt the roof plane no more than one-third ( $1/3$ ) of the length of the eave.
2. A dormer roof *will* connect to the primary roof at least one foot (1') below the primary roof ridge line.
3. A dormer *will* be set back from the face of a building by at least one foot (1') and from the sides of a building by at least three feet (3').

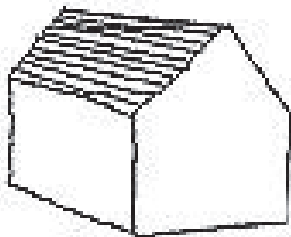






C. **Roof style.** The shape of the roof *will* compare to the majority of roofs within the neighborhood.

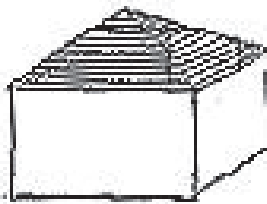
Flat roofs without cornices are prohibited.



gable



flat



hip



false front



The roofs of party wall *buildings* should be simple gable or flat roofs with cornices rather than interrupted by complicated or dominating roof designs visible from the street.

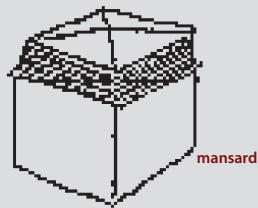
Reinforce the line of party wall *buildings* with parapets, projecting cornices or decorative roof overhangs.



The two roof types that are predominant and encouraged in Old Saybrook are gable or hip for a main roof.



Although there are few examples of a false front in Old Saybrook, use this roof type (preferably attached to other *buildings*) for infill development in the town center.

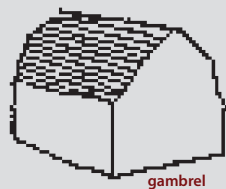


Avoid a mansard roof type because it is not common to Old Saybrook's commercial or *mixed-use development*, except in its modern ability to act as a screen for rooftop mechanical systems.

octagon



saltbox



Vary roof forms within a block or even within a *building*, incorporating parapets, decorative cornice treatments, belt courses or window bays.



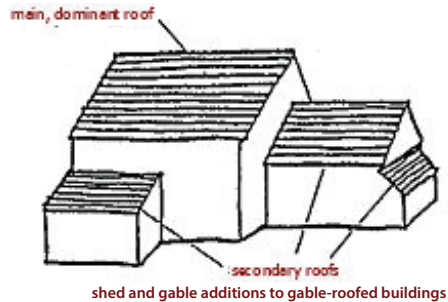




#### D. Roof massing.

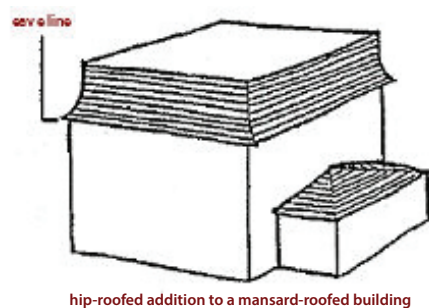
- ☐ Is the main or dominant roof of a small *building* a simple roof consisting of a single roof type?
- ☐ As a *building's* size increases, can it remain in scale to complement with its surroundings?

Roof forms *will* complement the principal *building* in terms of style, detailing and materials.

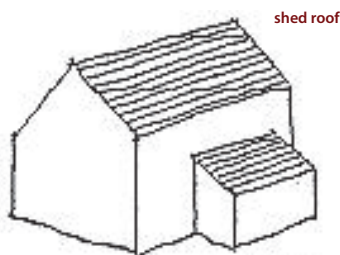


Make the main roof of a large *building* complex by the addition of lower, intersecting secondary roof types.

Combine any main roof with a secondary or subordinate shed, gable or hip roof.



Combine a mansard main roof only with a secondary shed or hip roof lower than the mansard eave. Use a mansard roof with a second empire or Italianate style of architecture.



Attach the highest roofline of the shed roof as a secondary roof to the dominant *building* mass.

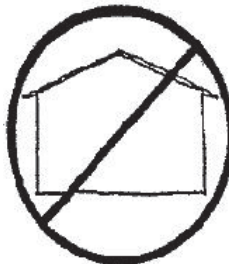


Avoid a flat roof except when used to maintain consistency between adjacent façades. Otherwise, include cornice, balustrade, ornamentation or other variation of silhouette.

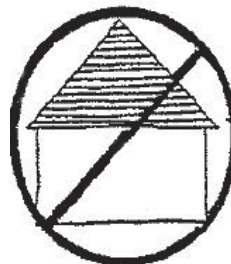
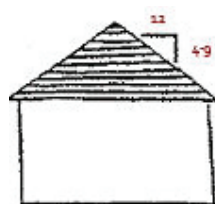


## E. Roof pitch.

1. A gable roof may vary in pitch from 7:12 to 14:12. Avoid pitches below 8:12 on a primary gable roof.

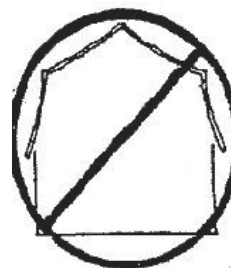
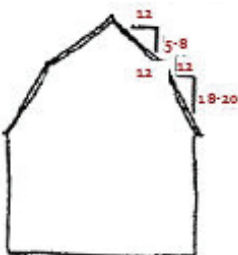


2. A hip roof may vary in pitch from 4:12 to 14:12.



Gambrel roofs have different pitches on their upper and lower roof planes.

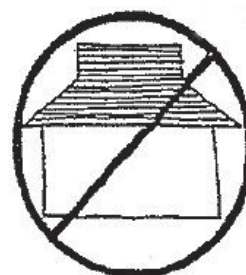
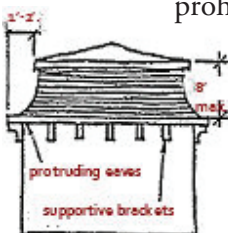
3. Upper roof pitches may vary from 5:12 to 8:12 while lower pitches may vary from 18:12 to 20:12. The most typical and harmonious arrangement is an upper roof pitch of 5:12 and a lower roof pitch of 20:12.



The height of a mansard roof should be in proportion to the size of the façade below.

Dormers are encouraged on a mansard roof, but skylights are not.

4. A mansard roof may not exceed eight feet (8') in height from eave to ridge. Modern imitations that lack the proportions of historic mansards are prohibited.



5. A shed roof may vary in pitch from 4:12 to 14:12.



## F. Roof materials.

The following roofing materials are encouraged:



slate



wood shingles or shakes



Colors should be neutral in tone.



standing seam metal

Asphalt roof shingles are acceptable.